

**Hanover Township  
Zoning Hearing Board Meeting  
June 27, 2023  
AGENDA**

**PLEDGE OF ALLEGIANCE**

**Call to Order - Zoning Hearing Board Chairman McDermott**

**Roll Call:**

Richard Baran \_\_\_ Thomas Landon \_\_\_ Brian McDermott \_\_\_ Michael Kane \_\_\_ Joseph Prato \_\_\_  
Mark Mazur \_\_\_ John Wickiser \_\_\_

**Other Officials in Attendance (for the record):**

Solicitor \_\_\_ Code Officer \_\_\_ Zoning Officer \_\_\_

**Public Input** - Everyone is reminded that this meeting is being recorded by a stenographer. Any citizen wishing to address the Zoning Hearing Board is requested to please give your name and address prior to your reason for speaking. Thank You.

**MINUTES OF THE PREVIOUS MEETING:**

I move that the minutes of the previous meeting of April 25, 2023 be accepted and filed.

**COMMUNICATIONS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Variance:**

1. Rigoberto Hichez Sena  
-Property located at 21 ½ Dexter Street, Hanover Township, Pa 18706  
Seeking a variance in an R2 zone for a 14x16 one story addition to an existing dwelling that is 10.15 feet, which is less than the 15 feet per Section 504 of Zoning Ordinance.

**Use Variance:**

1. HA Hanover Holdings LLC  
-Property located (Pin 1852 058 002) Sans Souci Parkway, Hanover Township, Pa 18706  
Seeking a use variance on a vacant lot in a C2 zone to operate a School Bus Business, as it is not listed in the Hanover Township Zoning Ordinance.
2. Walter Lamela  
-Property located at 56 Diamond Avenue, Hanover Township, Pa 18706  
Seeking a use variance to operate a Herbel Tea Shop in an R2 zone.

**Special Request:**

1. Cori's Place c/o Tara Gwilliam-Gorski  
Property located at 495 Wyoming Street, Hanover Township, Pa 18706  
-Requesting a special exception in accordance with Section 907 to enlarge an existing non-conforming use in an R2 zone. (continued on next page)

- Seeking a variance from Section 907© to enlarge the use by more than twenty-five percent. The existing building is 7,918 square feet, the proposed addition will exceed the 25% limitation by 80 square feet.
- Seeking a variance from Section 504 requiring a front yard setback of twenty five feet to allow a front yard setback of 17.8.

**Adjournment**